

# \$350,000 - 202, 88 9 Street Ne, Calgary

MLS® #A2267208

**\$350,000**

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

\*\*\*OPEN HOUSE Sunday Nov 9th

1-3pm\*\*\*Experience modern urban living without compromise in this like-new suite featuring HIGH CEILINGS with a knockdown finish and an OPEN CONCEPT floor plan. The KITCHEN is equipped with high-end STAINLESS STEEL APPLIANCES, including a BOSCH GAS STOVE, FISHER & PAYKEL FRIDGE, double sinks, dishwasher, QUARTZ COUNTERTOPS, and seating for three at the peninsula. Enjoy EXTRA TALL CABINETS, SOFT-CLOSE HARDWARE, UNDER-COUNTER LED LIGHTING, and a MICROWAVE HOOD FAN.

The LIVING ROOM flows seamlessly to a BALCONY overlooking a GREEN BELT. The PRIMARY BEDROOM features FLOOR-TO-CEILING WINDOWS and a WALK-THROUGH CLOSET leading to a CHEATER ENSUITE with a SOAKER TUB, glass shower, EXTRA CABINETRY FOR STORAGE, QUARTZ COUNTERTOP, and LED LIGHTING. Additional highlights include a STACKED WASHER/DRYER (WHIRLPOOL) and a SPACIOUS ENTRY AREA with room for a DESK OR HOME OFFICE.

Residents enjoy AMENITIES GALORE, including TWO GYMS, a PET SALON, a FANTASTIC ROOFTOP PATIO, SPIN ROOM, YOGA ROOM, STORAGE LOCKER, BIKE ROOM, TUNE-UP ROOM for bikes, skis, or snowboards, and a CAR WASH.



All this is located in a LEED-CERTIFIED BUILDING, just steps from PARKS, SHOPPING, DOWNTOWN, and RESTAURANTS in the vibrant community of BRIDGELAND. Enjoy a CAREFREE URBAN LIFESTYLE or take advantage of the EXCELLENT INVESTMENT POTENTIAL as a landlord.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267208          |
| Price          | \$350,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 561               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 202, 88 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4E1              |

**Amenities**

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Other, Parking, Picnic Area, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Roof Deck, Service Elevator(s), Workshop |
| Parking Spaces | 1                                                                                                                                                                                      |
| Parking        | Titled, Underground, Guest, Owned                                                                                                                                                      |

Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Walk In Closet, Hardwood Floorplan, Recessed Lighting, Granite Stone Counters, Low Flow Plumbing |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator                                                              |
| Heating           | Fan Coil                                                                                                                           |
| Cooling           | Central Air                                                                                                                        |
| # of Stories      | 6                                                                                                                                  |



Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Built-in Barbecue, Courtyard, Fenced Backyard |
| Roof              | Asphalt Shingle                               |
| Construction      | Composite Siding, Concrete                    |
| Foundation        | Poured Concrete                               |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 4                  |
| Zoning         | DC                 |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.